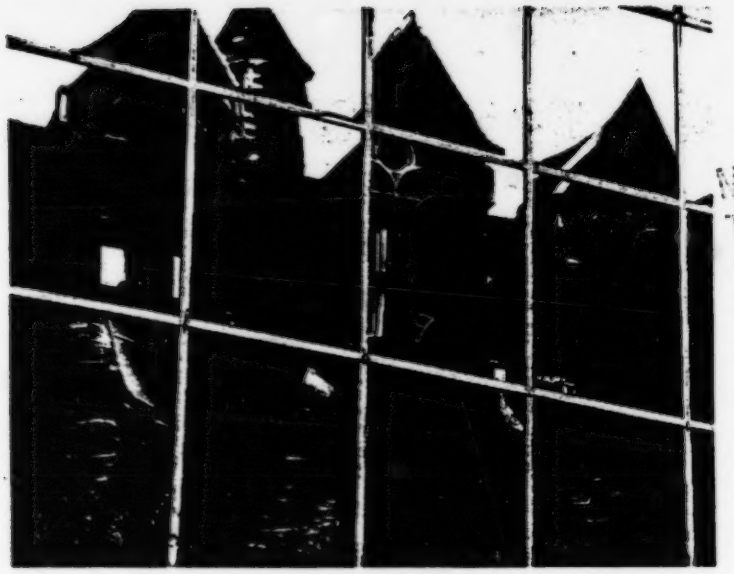

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THE EAST TORONTO HOUSING ISSUES COMMITTEE

FINAL REPORT

- AUGUST 1984 -

(housing issues:285)

E.T.H.C. was convened under the auspices of the East End Network and consists of the following:

Kenn Richard (Chairman)	Metro Toronto Children's Aid Society
Sharon Taylor-Henley	Metro Toronto Children's Aid Society
Norma Drummond (Secretary)	Department of Public Health
Marsha Raine	Department of Public Health
Ellen Ann Keshen	East End Network
Riita Johnston	East End Network
Helen Gough	Toronto Board of Education
David Allester	City of Toronto Planning and Development Department
Rick Ciccarelli	City of Toronto Planning and Development Department
Ellen Houser	Co-Ordinated Services for Seniors
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Nancy Hicks	Bethany Home
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Vincenza Debonis	Woodgreen Community Centre
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Roslyn Kleiner	School of Social Work, University of Toronto
Judy Fouchaux	Parent Resources
Gayle Christiensen	Parent Resources
Judy Sharpe	Ray McLeary Towers

We would like to acknowledge all those who actively took interest in our work and co-operated in our research efforts. Special thanks go to those line staff who took time from their hectic schedules to complete our questionnaire.

THE EAST TORONTO HOUSING ISSUES COMMITTEE

FINAL REPORT

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1. INTRODUCTION

> "I see housing difficulties as one of the most significant factors affecting the lives of people with whom I work. Housing problems have contributed to marital breakdown, children coming into care of CAS, mental breakdown requiring hospitalization, and an overall sense of despair that would be beyond my ability to handle. It's a miracle there isn't much more child abuse!"

The above statement received by a case worker in the east Toronto area identifies both the problem and the reasons why the East Toronto Housing Issues Committee (ETHIC) was formed in the Fall of 1982. ETHIC is an ad hoc group of front line health and social service professionals serving Toronto's east end. The group formed around the issue of housing and seeks to advocate on behalf of its clients, who in many respects are the most needy and desperate victims of the housing crisis. ETHIC hopes to raise awareness of the negative impact of the lack of decent affordable accommodation on people not able to voice the concern themselves.

ETHIC is pleased to join with others such as those advocating supportive housing for ex-psychiatric patients in Parkdale and single, homeless men in the downtown area. We feel that these efforts have raised the issue and kept it alive and we are joining their push for needed initiatives to meet both short and long term housing needs. In November 1981, Mayor Arthur Eggleton stated that lack of decent, affordable housing was "the worst problem facing the City and the housing crisis today is the worst in the history of Toronto. Never have so many people spent so many fruitless hours chasing so few homes in this City." (Opening remarks, Mayor's Housing Conference, November 20-21, 1981)

Recent studies and reports from various sources all indicate the present crisis will in fact move toword a permanent emergency unless all levels of government work together on coordinated strategies and initiatives. Recent statistics from the Social Planning Council indicate that some 70,000 households in Metro Toronto need rent geared-to-income housing with 50,000 of these being eligible for rent assistance under current regulations. Nearly 14,000 households are on current waiting lists for government assisted housing (Globe & Mail, Friday, March 2, 1984).

While we do not have specific statistics for the numbers of homeless and inadequately housed people in our area, we do know there are many people of all ages - singles, couples, large and small families, whose quality of life is adversely affected by the housing crisis.

Our concerns are based on common problems seen in all our case loads and files. We have observed that many of our clients have problems which stem from the lack of basic community resources available to them, such as a steady job, enough money to buy the basic necessities for a modest lifestyle, and a decent place to live. Making adjustments in their personal behaviour, interpersonal relationships, or lifestyle, can do little to help if people are stressed beyond reasonable limits by a hostile environment.

Counselling is of limited utility. Awareness, advocacy, and social action are needed. To this end, we compiled a small informal survey of workers from the Board of Education, the Eastern Health Area of the Department of Public Health, the Children's Aid Society, Woodgreen Community Centre, and the Salvation Army Bethany Home, regarding the housing needs of their clients. The results of this survey, outlined in our preliminary report (March 1983), show that the social cost of the critical lack of affordable housing is enormous in both fiscal and human terms. Community response to our preliminary report encouraged us to develop further questionnaires and to broaden the scope of our outreach activities.

We hope the results of our research will be used within our own organizations, by other community groups, and by our elected representatives to encourage initiatives by local government and to advocate for similar action at senior levels. Both the public and the private sector obviously have a role to play if decent affordable housing is to be made available for everyone in need.

2. METHODOLOGY

During the Summer of 1983, ETHIC distributed a number of surveys to social and community agencies providing service to the east end of Toronto. The survey consisted of two parts, one a short questionnaire designed for smaller, less structured and non-case carrying organizations and the other a longer, more indepth questionnaire designed for larger, more structured, and primarily case carrying agencies. Both parts attempted to gain information related to the impact of housing problems on the agencies and the clients they serve. Surveys were distributed through the sponsorship of the East End Network, an inter-agency group of service professionals in the east end. The following agencies participated:

1. Applegrove Parent Child Centre
2. ANON
3. Contact School
4. Catholic Children's Aid Society (CCAS)
5. Catholic Family Services Association (CFSA)
6. Catholic Family Aid Society of Metropolitan Toronto (CASMT)
7. Neighbourhood Information Post
8. Toronto East General Hospital (Detox)
9. South Riverdale Child Parent Centre
10. Victorian Order of Nurses
11. Winchester House
12. Woodgreen Community Centre
13. The Red Door
14. Toronto Board of Education
15. YMCA (East)
16. The Public Health Department

Once surveys were collected, responses were tabulated and summarized according to their frequency of response. A simple form of analysis was conducted according to these frequencies. The analysis of the responses took two forms.

First, responses from all surveys completed were tabulated, compared and the findings summarized with respect to each question. This information is contained in Appendix A - "Summary of Significant Results".

Second, the analysis divided the surveys according to five categories of agencies, determined by the type of services offered.

The categories were as follows:

1. Families with children

2. Young people

3. All age groups including special needs clients.

4. Seniors

The results are described in the following sections.

3. DETAILED RESULTS

3.1 Agencies Servicing Families with Children

"A 21 year old mother of 2 small children, one three years old, the other a 3 month old baby, is living in two small rooms with no private kitchen or bath; she has a small fridge and hot plate in one room. The situation is also uncomfortable because relatives of the abusive husband, living in the same house, allow him access at any time. She has now been asked to leave and has nowhere else to go."

"A 17 year old mother with a 1 year old son is paying $200/month to live in a basement with low ceilings, no windows and room only for a sofa, crib and dresser; she shares a bathroom and kitchen with others in the house."

"Most of my clients, single with young children, on welfare, have many strikes against them when looking for housing. They also don't have people to leave the children with, have no transportation to go looking for housing and have no down payment or last month's rent. It's almost impossible to find reasonable housing at welfare prices. When clients with all of these strikes against them do find housing, often they are forced to put up with substandard conditions."

"Mary, a single mother, with two school age children had been making ends meet while receiving welfare assistance. As a result of a rent increase awarded to her landlord, she was unable to pay the full amount due, and subsequently, was legally evicted. After staying with a friend for a few days she came to us.

Immediately after her arrival, Mary began seeking permanent accommodation. As she had previously applied for subsidized housing and had been placed on a lengthy waiting list, she began searching the daily newspapers and registered with a local housing service.

> As she continued her search, Mary's initial optimism began to suffer as she became increasingly aware of the high cost of adequate housing. Adding to her frustration, was the fact that many of the landlords who had affordable accommodation available were reluctant to rent to her. Some did not want children on the premises and others hesitated when they learned that she was unemployed and on social assistance. Needless to say, it was a very discouraging situation."

With respect to families with children, the CASMT, CCAS, CFSA, South Riverdale Child & Parent Centre and local schools were all surveyed to determine the impact of the housing problem on their clientele. It was thought that families with children, particularly those headed by a single parent or those on fixed or lower incomes, were highly vulnerable, and that agencies serving this population would be inordinately involved in attempting to resolve housing problems. The survey results bear this out.

Data from the child welfare agencies reveal that 28% of CASMT workers and 23% of CCAS feel that over 50% of their clients are experiencing housing problems. SRPCC yields a similar result. Applegrove states 30-40% of its clients have housing problems, while CFSA said 20-30% of its clients are involved. Of these agencies, all state that the majority of their clients are single parents who live in private rental housing except CCAS who advise of a high representation of clients in public housing.

In terms of the most frequently cited housing issue, respondents were asked to rank three of five possible responses. Regarding those agencies whose clients were for the most part in private rentals, "unaffordable housing in relation to family income" was the most frequently identified problem. Following closely were "substandard conditions", and "lack of available housing." With respect to CCAS, the ranking was somewhat different due to the public housing factor. Here, "lack of available housing" was the primary housing problem identified.

When asked to rank associated problems where clients had housing difficulties, the most frequently cited was "financial need" by all agencies. "Marital conflict" and other more intra-psychic and inter-personal problems were also cited, but with less frequency.

The data indicates that workers in all agencies either agree or strongly agree that inadequate housing is a major factor in preventing the use of full client capacity in any constructive work on other problems.

With respect to worker time devoted to housing problems, CASMT reported that over half the respondents spent over 20% of their time on housing problems with 17% spending from 40-60%. About one-third of CCAS workers spent 20% of their time with housing difficulties. The lower figure is perhaps related to the high incidence of publicly housed clients. The remaining agencies reported less involvement in client housing problems.

Use of emergency shelters was identified as one way that many of the clients of the agencies surveyed coped with housing problems. CFSA reported that over 40% of their clients have used hostels. While others did not report such high percentages, all identified hostel use to apply for over six percent of their clientele.

Both CASMT and CCAS reported children coming into their care as a direct result of housing problems. Specifically, over 80% of CCAS workers surveyed and 66% of CASMT could identify situations where housing was the primary reason families were separated and children brought into foster care. A related finding from all respondents was agreement with a statement that "housing problems create internal family problems". A final related finding was agreement from all respondents that inadequate housing limits the ability of front line workers to give effective service.

3.2 Agencies Servicing Young People

> "Single parents who are trying to make a home for the first time are at a real disadvantage. It is crucial for them to be able to have affordable and suitable accomodation, at the time of birth. The lack of accomodation will lay the foundation for other difficulties and social problems to follow including poor nurturing of the child, poor housekeeping, poor routines, dependency on friends, relatives, and so on."

> "I deal mostly with young mothers and often these young women are under the age of eighteen. They are therefore being told by MTHA that they must reach the legal age before applying for housing. This has led to many of the mothers living in substandard housing and being exposed to very vulnerable conditions with babies and young children. The situation then takes on a more 'high risk' nature as the level of frustration in these young mums is raised and their level of coping as parents is lowered. I see it as a major problem."

"Jim is 22 years old. He has been a resident of the Riverdale area for all of his life, except for the last 12 months, when he lived at Her Majesty's expense (our expense) near Milton, Ontario. While in jail for a non-violent crime, he learned to read really for the first time. He plans to go to school to develop some job skills, so he can get a real job, for the first time.

His family cannot take him in. If he does not find a stable place to live, he doesn't have a hope of completing this course successfully.

His funds are limited, going mostly for bus fare and pay phones to find a room. The rooms he finds are few and far between, and expensive for him.

'My cell was cleaner than some of these places.

Some of the better places want first and last month. First and last month! I don't even have the first and last week, and I won't have until I get my first welfare cheque.'

'Can I pay you the rest when I get my first welfare cheque about a week after I move in' he asks tentatively on the phone.

'Welfare, eh,' says the voice on the phone, 'I don't think this is going to work - thanks for calling.'

No room means no stability, which means no school - which means Jim is exactly back where he was 1 1/2 years ago. Pushed to the edge of the margin, he is forgotten; he is only 22."

While the agencies serving families with children serve teenagers as well, there was one agency surveyed which serves teens alone. This was Contact School. In addition, Humewood House, another agency in Toronto, which serves young mothers only, conducted a survey about housing needs of its clients. Finally, ten east Toronto schools were asked how housing problems impact their students. The results of these surveys are described below.

Contact School is an 'alternative' secondary school. It reported that 21-30% of its clients were experiencing problems with housing. Most of the Contact School clients are single. The

majority live in public housing or private rentals. These clients experience propblems qualifying for OHC accommodation because they are under 18 years of age.

Humewood House provides programmes, services, and accommodation for young mothers and their infants. Almost 80% of the Humewood House respondents were 19 years old or younger (the majority of whom were 17 years old). Close to two-thirds of the young mothers surveyed had one child. Although just over half of all clients surveyed by Humewood House lived with their families, the remaining clients resided in a range of housing situations and 75% of these clients stated that they were not satisfied with their present housing situation. This dissatisfaction stemmed primarily from problems with crowded conditions and excessive rents.

According to Contact School, at least one-half of its clients pay more than 25% of their income towards schelter. A small but significant portion of Contact School's clients (6-10%) have had to use emergency shelters. Clients often live in shared arrangements with unrelated persons. According to the agency, housing problems often create internal family problems for its clients. A few of these clients have had children come into care due to housing problems.

Contact School agrees strongly that housing is a major factor which affects its clients' abilities to deal with other problems. The agency states that the problems of inadequate housing limit the giving of effective service by front line workers to clients in need of help. About 20% of the school's staff time is spent working to alleviate clients' housing problems.

Two important factors explaining why Contact School's clients experience problems with housing are inadequate incomes and the fact that they are often young sole support parents.

Twenty-five percent of the 124 clients surveyed by Humewood House reported no income. Of those with income, 60% made between $251-500 per month. The predominant source of income was general welfare assistance (45.7%) and family benefits (14.5%). When surveyed for the cost of housing, 43.8% of the repondents replied that between $101-$250 per month was spent on rent (usually representing subsidized or shared housing).

Sixty-three percent of the Humewood House respondents spent more than 30% of their income on shelter. Of those clients who had income and were paying rent, about 20% paid more than 61% of their income towards shelter. Of those who rely on government assistance or income other than family support, 60% of their income was spent on shelter.

The Humewood House report states that the data shown in the survey presents a strong case for adequate and affordable housing for

young mothers and their infants. (Source: "Humewood House Housing Survey," Summer, 1983. Agencies involved included Children's Aid Society, Y.W.C.A., Jessie's, Humewood House, CCAS, Children's Resource Centre, Bethany Home, and COTA.)

While Toronto schools are not social agencies per se, a survey of ten schools in east Toronto reinforced the results of the ETHIC questionnaire. Almost half of the schools that responded reported that between 20% and 25% of their families were experiencing serious difficulty paying for their present housing. Eight of the schools reported that family or health problems were related to housing difficulties. The same number of schools identified cases involving housing problems that adversely affected attendance and achievenment.

3.3 Agencies Serving All Age Groups, Including Clients with Special Needs.

"M.B. is a 25 year old, mildly retarded man who walks with the assistance of two canes. He works at a sheltered workshop and receives a monthly income of $532.02 from Family Benefits. M.B. has no family and lived in an institution for seventeen years of his life.

M.B. has come a long way since he moved to Toronto from the institution four years ago. Initially he lived at a group home with twenty-four hour staff supervision. M.B. worked hard to improve his skills in areas like cooking, cleaning and banking, so that he could become independent enough to live in his own apartment. M.B.'s aggressive outbursts, which at one time were a major problem have decreased considerably since he moved into the community.

Because M.B. has difficulty getting along with others and is a Hepatitis "B" carrier it is important that he live on his own. Two years ago, M.B. moved into a small basement bachelor apartment for $225.00 a month. Last February M.B.'s rent was raised to $283.00 a month; an increase of more than 25%. In August M.B.'s monthly income was frozen indefinitely at $532.02. This means that more than half of his monthly income is being used to pay for rent. It also means that M.B. lives at a standard well below the poverty level and has great difficulty providing himself with the most basic of necessities. For many of his

needs, such as clothing, he is forced to rely on donations.

M.B.'s retardation, physical handicap, and low income, in combination with the shortage of affordable single's housing, make the prospects of improving the quality of his life style look very dim. Because M.B. still has the occasional aggressive outburst, it is very difficult to recommend him for any of the subsidized housing options that are available (Ontario Housing, Co-operatives).

Further complicating the situation, M.B. has a great deal of difficulty adapting to change which would negate the benefits of moving to a minimally cheaper apartment.

Considering M.B.'s current situation, one wonders whether all the work and effort he has put into becoming more independent has been worthwhile."

"He is brought by Police, is referred by an agency, or simply comes to the door. He is either drunk or in withdrawal from alcohol and/or drugs, hasn't eaten in days, and is usually very unkempt. Occasionally, he has medical problems, for the most part, not severe. He has no address, has either lost or been disowned by his family, is on-and-off Welfare, and has few possessions. He drifts from room to room, usually losing his quarters from drinking, and ends up in the hostels and in the parks. When he is dried out and physically improved, we attempt to offer him recovery through a program, or at least, suggest a place where he can stay.

If the man wishes a place to stay, we call around the usual locations: the hostels, the Salvation Army, the Parish Care Homes, the Christian Resources Centre, and a couple of private homes. There are usually waiting lists in the better facilities; the poorer locations are counterproductive, because drinking is allowed. Most of the facilities we deal with are west of Broadview Avenue and serve the other four detoxification centres, as well as us. Some of the better facilities, such as the Good Shepherd, are insufficient,

because they close during the day and on weekends; so, the men are required to spend their days on the street.

Of the 42% of the men who wish a place to stay that we cannot place, when we can no longer keep them, we discharge them to their own resources, i.e, the street. Occasionally, if we perceive a man has genuine motivation to sobriety, we refer him to the Welfare office, where he is told to find a room on his own and return with proof of this, before financial support is given - a feeble practice.

The man without a place to go usually drifts back to the corners or the parks, drinks again, and ends up back here, or elsewhere - an endless circle. Many of these men are obviously using detox as a place to obtain room and board, since they are persona non grata elsewhere, or cannot find space. Apart from Alpha House, there is no reliable facility east of Broadview Avenue."

"The client is in her early 20's. She is married with two sons both under the age of 2 years. She has a chronic mental illness and is unemployable. The family lives in a one-bedroom apartment for which they pay $360 per month. It is cold and has mice. They have no privacy; the landlord lives downstairs and his children taunt and harrass the client calling her "crazy" and threatening to 'throw you out'. Her husband earns minimum wage; they receive no social support at this time. They've looked everywhere and can't find a place that will allow children and that they can afford."

The data referred to in this section comes from agencies that have diverse mandates but share a concern with special needs clients. These clients may fall within any age category. The agencies may provide specialized services such as health care or information resources; or, like Woodgreen Community Centre, they may offer multiple services to the community.

The information reported by agencies in this category is consistent with that outlined in previous sections. Woodgreen Mental Health Services reported that over 50% of their clients were experiencing housing problems. Affordability was again

referenced as the biggest problem, requiring the expenditure of considerable worker time. The Detox Unit of Toronto East General Hospital reported that 40% to 60% of staff time was devoted to finding accommodation for patients about to be released. Many agencies reported that over 20% of their clientele were forced into the hostel system for lack of housing. All respondents agreed that the housing problem limits their ability to provide effective service.

Woodgreen Community Centre related that over 80% of the clients involved in a joint project with Nellie's Hostel spent more than 40% of their income on rent with the average spending almost 60% of their family income on rent.

3.4 Agencies Serving Seniors

> "There are a number of single elderly men living in a boarding house which is very inadequate in terms of space and facilities. One 74 year old gentleman in this home lives in a small room without any cooking or washing facilities. He is unable to even make himself a cup of tea. Making the situation even more trying is the landlady who won't allow visitors."

A relatively small sample size prevents the formulation of detailed conclusions on the housing issue as it affects seniors. Housing is clearly a major concern, however: up to 30% of seniors served by workers were experiencing housing problems. Housing concerns most frequently cited were a lack of available housing, unaffordable housing, social isolation, and substandard conditions.

People within this age group often share certain characteristics that contribute to special housing needs. Included here are poor financial status, deteriorating physical health, and mental deficiency. Poor relationships between the senior and his or her grown children may exacerbate the situation further. Failure to address adequately these special housing needs was cited as a limiting factor in clients effectively resolving other difficulties.

A number of reasons were presented to explain the lack of suitable housing. The most frequent of these was that there is a need for housing equipped with railings and ramps for wheelchair access. Also contributing to a large demand for special seniors' housing were long waiting lists in nursing homes, few alternatives for seniors, and insufficient support services provided in the home. Respondents agreed that inadequate housing limits the

effectiveness of front line workers who are serving other clients' needs. Respondents spent up to 20% of their time working on client housing problems.

In short, many of our senior citizens are inadequately housed with little chance of improving their situation because of fixed incomes, failing health, and few available options.

4. RECOMMENDATIONS

The recommendations of this report flow from the belief that decent, affordable housing is the right of each individual in our society. This right is inalienable and not subject to economic or social circumstance.

4.1 General Recommendations

The individuals and groups identified in this report are the most vulnerable, the most stressed, and as a result, are in the greatest need of social housing programs. To meet this need, ETHIC recommends that new and expanded social housing initiatives be undertaken by all levels of government. Such initiatives should be co-ordinated on a local level and invite the participation of both community agencies and the consumers of the services. These initiatives must include a good 'mix' of the social housing options currently available. In addition, the creation of new options to meet specific needs should be encouraged.

4.2 Specific Recommendations

1(a) General Welfare Assistance and Family Benefits Allowance rates should be raised to reflect the reality of private sector housing costs in Toronto.

1(b) As an immediate step, both GWA and FBA workers should be given authority to grant extra allowances, such as first and last months rent and moving expenses, to their clients when decent housing becomes available to them.

2(a) Agencies identified in this report and other similar agencies should ensure that a special worker is available to deal with clients having housing problems and to advise other staff on housing issues as they impact their clientele.

2(b) In addition, it should be recognized that all staff will be dealing with housing problems that affect their clients and discretion should be allowed with respect to workers' time and agency costs.

3. Both the province, through COMSOC, and Metro, through Metro Community Services, should fund housing workers for agencies whose clients are experiencing housing problems.

4(a) All social service agencies should recognize that finding a place to live is only a partial solution to the problem. Other components include ensuring that the accommodation is adequate and affordable. Therefore, an

effective system of agency advocacy and landlord accountability should be developed.

4(b) We recommend that agencies recognize that a supportive follow-up and counselling program may be necessary once adequate accommodation has been found.

5. New community development initiatives should be undertaken by all agencies concerned with housing. Such initiatives may take the form of coalition building, research and advocacy activities similar to those of ETHIC, and direct involvement in developing accommodation for low income clients.

APPENDICES

APPENDIX A

Sample Questionnaires and Summary of Significant Results

HOUSING QUESTIONNAIRE

The following questionnaire is being distributed to front line workers in an effort to further understand the impact of the 'housing crisis' in Metro as it effects the quality of CAS services to clients. Various other social service agencies are compiling similar data to be used as supportive evidence of current housing problems and their ramifications for the community.

Completion time should be 10 - 15 minutes. Please be as accurate as possible in your choices.

Thank you for your co-operation.

1. How many of your clients are experiencing problems with housing?

___ 0-10%
___ 11-20%
___ 21-30%
___ 31-40%
___ 41-50%
___ 50% & over

2. What is the status of the majority of these clients?

___ married
___ single
___ separated/divorced

3. What form of housing is most used by your clients?

___ public housing
___ private rentals
___ other (state) _____

4. From your experience, do teenage parents under 18 present a major problem in not being able to qualify for OHC?

___ often
___ sometimes
___ never

../2

5. Based on the various housing issues that you have dealth with, select the 3 most frequently presented and rank order these.

___ lack of available housing
___ unaffordable housing in relation to family income
___ overcrowding/lack of privacy
___ social isolation
___ substandard conditions

6. Where housing is an issue for your clients, choose and rank order the 4 other most frequently presented problems.

___ financial need
___ marital conflict
___ execessive consumption of alcohol
___ poor family relationship between parents and children
___ juvenile delinquency
___ mental deficiency
___ poor physical health

7. Inadequate housing is a major factor in preventing use of full client capacity in a constructive attack on other problems.

___ strongly agree
___ agree
___ neutral
___ disagree
___ strongly disagree
___ unable to answer

8. What percentage of your service time is devoted to working on client housing problems?

___ 0-20%
___ 21-40%
___ 41-60%
___ 61-80%
___ 81-100%

9. In cases where lack of available housing is the problem, select and rank order the 3 most frequently presented reasons. (If there is another reason, please state and rank).

___ client particular about housing location
___ difficult to find housing where young children are allowed
___ client has special needs, i.e. ramps, access to hospital, etc.
___ client has low priority for public housing
___ no fault of the client's
___ other (state) _____

10. Of those clients with housing problems, how many have had to use the emergency shelter?

___ 0- 5%
___ 6-10%
___ 11-15%
___ 16-20%
___ 20% & over

11. Do clients live in shared arrangements with unrelated persons, i.e. individual in rooming house, flats without separate entrance, communal residences.

___ often
___ sometimes
___ almost never

12. Have any of your clients had children come into care due to housing problems?

___ yes ___ no

If yes, how many?

___ 0- 5%
___ 6-10%
___ 11-15%
___ 16-20%
___ 21% & over

13. Do housing problems create internal family problems for your clients?

___ often ___ sometimes ___ almost never

14. Inadequate housing limits the giving of effective service by front line workers to clients in need of help.

___ strongly agree
___ agree
___ neutral
___ disagree
___ strongly disagree
___ unable to answer.

HOUSING QUESTIONNAIRE (short form)

A SUBCOMMITTEE OF LOCAL HEALTH AND SOCIAL SERVICES AGENCIES ARE LOOKING INTO LOCAL HOUSING PROBLEMS. COULD YOU PLEASE HELP BY BRIEFLY ANSWERING THESE QUESTIONS: PLEASE CONSULT YOUR CASELOAD OVER THE PAST YEAR.

(1) Estimate the percentage of your clients paying over 25% of their income on housing. _____

(2) Do you currently know of any individual or family experiencing: Yes No

a) Lack of housing? ☐ ☐

b) Poor or inadequate housing? ☐ ☐

(3) Are you aware of clients who are experiencing:

a) Evictions? ☐ ☐

b) Rent increases of over 6% ? ☐ ☐

(4) Do you feel that there are situations where housing problems adversely affect individuals or families? ☐ ☐

(5) Do you think that housing problems prevent clients from constructively dealing with other health or social problems? ☐ ☐

(6) How much of your time is spent on dealing with housing problems? _____

PLEASE TRY AND GIVE APPROXIMATE NUMBERS OR PERCENTAGES WHEN POSSIBLE.

PLEASE ADD ANY OTHER COMMENTS REGARDING LOCAL HOUSING ISSUES ON REVERSE SIDE OF THIS QUESTIONNAIRE.

MD:mlw

SUMMARY OF SIGNIFICANT RESULTS

Question #1 - respondents indicated that up to 30% of clients are experiencing problems with housing.

Question #2 - majority of clients are single (over 50%).

Question #3 - public housing (unspecified) was referenced as providing shelter for a significant number of agency clientele. The survey did not differentiate between public and private sector housing, yet one can assume the results reflect concerns regarding housing in the private market.

Question #4 - "Sometimes" is the most frequent response to the question regarding teenage parents. (Note that responses vary because many of the agencies surveyed do not serve clients only under 18).

Question #5 - Highest ranked - lack of available housing and unaffordable housing relative to family income;

- Next ranked - Social isolation and substandard conditions;

- Next ranked - substandard conditions.

Question #6 - Highest ranked - financial need

- Next ranked - financial need

- Next ranked - mental deficiency and poor physical health

- Next ranked - marital conflict, excessive alcohol, poor family relationship, lack of something to do/motivation.

Question #7 - almost all agree that inadequate housing is a major factor in preventing use of full client capacity in a constructive attack on other problems; none disagree, most strongly agree.

Question #8 - most respondents said they spend up to 20% of their service time devoted to working on client housing problems; some spend 21-40% of their time.

Question #9 - Highest ranked - no fault of the clients and inadequate funds combined account for majority

of responses; difficult to find housing where young children are allowed and client has special needs, e.g. ramps, accounts for almost all of the remaining highest ranked reasons;

- Next ranked - client has low priority for public housing, and client particular about housing location combined account for majority of responses; client has special needs and difficult to be accepted because on social assistance also cited.

- Next ranked - client has low priority for public housing and particular about housing location; difficult to find housing where children allowed.

Question #10 - responses to this question are more meaningful when the nature of the agency responding is taken into account. Those agencies serving teens and single parents responded that 6-10% of their clients have had to use emergency shelter, and those agencies serving clients with mental health, or alcohol-related problems responded that 20% and more of their clients have had to use emergency shelter.

Question #11 - the majority of respondents indicated that their clients sometimes live in shared living arrangements.

Question #12 - about one-half of the respondents replied affirmatively to the question of clients' children coming into care. Few respondents then elaborated on the question of frequency.

Question #13 - majority of respondents indicated that housing problems often create internal family problems for their clients; none replied in the negative.

Question #14 - all responses were affirmative to the question of inadequate housing limiting the effectiveness of front line workers; the majority strongly agreed.

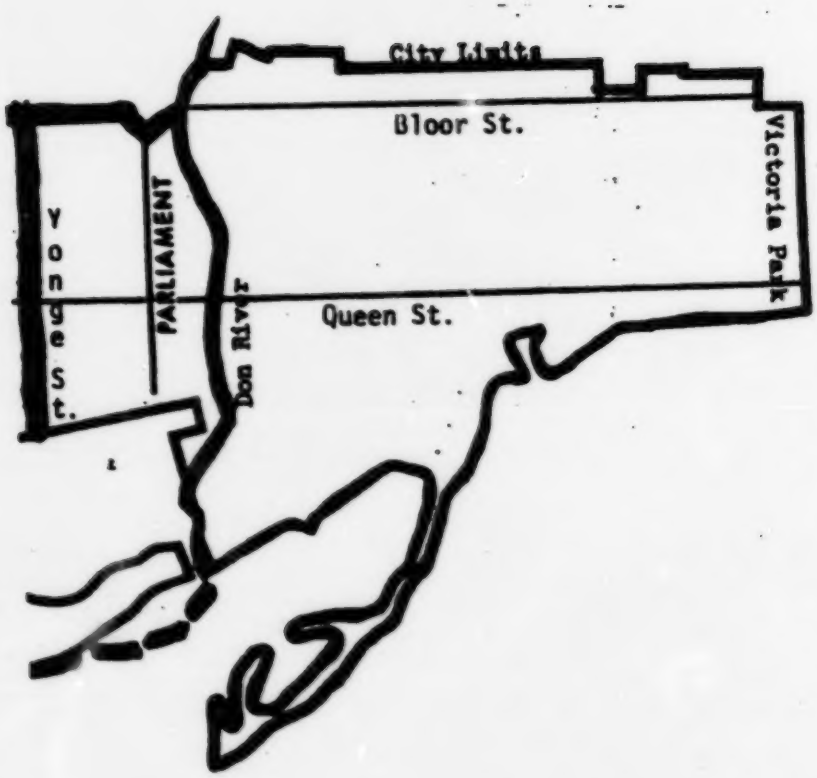
APPENDIX B

ETHIC REPORT: Preliminary Research

E.T.H.I.C. (East Toronto Housing Issues Committee)

PRELIMINARY REPORT

MARCH - 1983



ETHIC IS A COMMITTEE OF WORKERS FROM VARIOUS HEALTH AND SOCIAL SERVICES OPERATING IN EAST TORONTO. WE HAVE COME TOGETHER IN AN EFFORT TO ADDRESS MUTUAL CONCERNS ABOUT WHAT WE SEE AS A HOUSING CRISIS IN OUR AREA. OUR CONCERNS ARE BASED ON OUR PERCEPTIONS THAT MANY OF THE CLIENTS WE ARE SERVING THROUGH OUR VARIOUS AGENCIES ARE PRESENTING PROBLEMS WHICH STEM PRINCIPALLY FROM THE LACK OF ADEQUATE, AFFORDABLE HOUSING, AND OTHER ENVIRONMENTAL DEFICIENCIES AS OPPOSED TO INTRAPSYCHIC, INTERPERSONAL OR BIOLOGICAL DIFFICULTIES.

THE AGENCIES REPRESENTED IN OUR COMMITTEE ARE:

- WOODGREEN COMMUNITY CENTRE
- TORONTO BOARD OF EDUCATION (AREA EAST)
- DEPARTMENT OF PUBLIC HEALTH
- CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
- DIXON HALL
- BETHANY HOME
- CHILDREN'S AID SOCIETY OF METROPOLITAN TORONTO
- RED DOOR, FAMILY RESIDENCE

IT IS THE INTENTION OF ETHIC TO INCREASE THE LEVEL OF AWARENESS OF THE IMPACT THAT THE CRITICAL LACK OF AFFORDABLE HOUSING IN EAST TORONTO IS HAVING ON THE CLIENTELE OF OUR VARIOUS AGENCIES: IN SHAPING DEMANDS MADE ON THE SERVICES OFFERED BY OUR AGENCIES: AND ON THE WELL-BEING OF THE EAST TORONTO COMMUNITY AS A WHOLE.

WE ARE IN COMPLETE AGREEMENT WITH THE FINDINGS OF THE CITY OF TORONTO'S TASK FORCE ON AFFORDABLE HOUSING AND THE SOCIAL PLANNING COUNCIL OF METROPOLITAN TORONTO THAT A SEVERE CRISIS IN HOUSING, PARTICULARLY FOR SINGLES, LOW INCOME FAMILIES, SINGLE PARENTS AND THE ELDERLY EXISTS IN OUR COMMUNITY. THE SUPPLY OF AFFORDABLE HOUSING IS CRITICALLY INADEQUATE; EMERGENCY RESIDENCES IN THE CITY ARE FULL AND FAMILIES AND SINGLES, UNABLE TO FIND SUITABLE HOUSING, NOW OFTEN RESIDE FOR MONTHS IN OVER-CROWDED, CRAMPED QUARTERS, NOT SUITED, NOR EVER INTENDED FOR SUCH PROLONGED TENURE.

MEMBERS OF ETHIC HAVE CONDUCTED A NUMBER OF INFORMAL SURVEYS AS TO THE EFFECTS OF HOUSING AND ENVIRONMENTAL PROBLEMS AS THEY ARE EXPERIENCED WITHIN THEIR AGENCIES.WE WOULD LIKE BRIEFLY TO SUMMARIZE THESE:

A SURVEY OF PUBLIC HEALTH NURSES AND INSPECTORS IN EAST TORONTO LEAD THE SURVEYOR TO CONCLUDE:

> "MANY HEALTH PERSONNEL IN THE EASTERN HEALTH AREA HAVE IDENTIFIED LACK OF ADEQUATE HOUSING WITH ALL ITS ATTENDANT PROBLEMS AS AN ISSUE WITH WHICH THEY REGULARLY HAVE TO DEAL IN ORDER TO INSURE THAT THEIR CLIENTS REMAIN HEALTHY"

IN A SURVEY OF TEN SCHOOLS IN EAST TORONTO, ALMOST HALF OF THE SCHOOLS WHO RESPONDED REPORTED BETWEEN 20 and 25% OF THEIR POPULATIONS WERE EXPERIENCING SERIOUS DIFFICULTY PAYING FOR THEIR PRESENT HOUSING. EIGHT OF THE SCHOOLS REPORTED FAMILY RELATIONSHIPS AND HEALTH WERE ADVERSELY AFFECTED BY INADEQUATE HOUSING. FURTHERMORE, EIGHT OF THE TEN REPORTED CASES WHERE HOUSING PROBLEMS HAD ADVERSELY AFFECTED THE ATTENDANCE AND ACHIEVEMENT OF STUDENTS.

WOODGREEN COMMUNITY CENTRE REPORTS HAVING EXPERIENCED A DRAMATIC INCREASE IN CLIENTS WITH HOUSING PROBLEMS, PARTICULARLY OF SENIORS NOT YET ELIGIBLE FOR GOVERNMENT PENSIONS. HOUSING THAT HAS BEEN FOUND FOR THESE CLIENTS IS TOO OFTEN SUBSTANDARD AND/OR OVERLY EXPENSIVE. THIS HAS LED TO A VARY HIGH RATE IN REPEAT APPLICATIONS FOR SERVICE.

THE SOCIAL WORKER FOR BETHANY HOME, A LOCAL RESIDENCE FOR SINGLE MOTHERS REPORTS AN INCREASE IN REFERRALS BASED ON HOUSING NEEDS. FURTHERMORE, CLIENTS RETURNING TO THE COMMUNITY ARE OFTEN FORCED TO RETURN TO THE HOSTEL SYSTEM OR PREVIOUSLY UNACCEPTABLE FAMILY ARRANGEMENTS DUE TO THE LACK OF ADEQUATE HOUSING THEY CAN AFFORD.

A RANDOM SURVEY OF 27 CHILDREN'S AID FAMILY SERVICE WORKERS IN TORONTO INDICATED THAT WORKERS ARE SPENDING 12% OF THEIR TIME ADDRESSING ISSUES RELATED TO HOUSING PROBLEMS. ALMOST HALF OF THEM WERE AWARE OF SITUATIONS WHERE FAMILIES WERE SEPARATED AS A RESULT OF THE PRESSURE OF THE LACK OF ADEQUATE, AFFORDABLE HOUSING.

ONE WORKER CITES AN EXTREME EXAMPLE OF A FAMILY OF FOUR SPENDING ALMOST THREE MONTHS IN EMERGENCY SHELTER UNABLE TO FIND ADEQUATE HOUSING WITHIN THE RANGE OF A COMBINED WELFARE/FAMILY ALLOWANCE BUDGET OF LESS THAT $630./MONTH.

SUCH SITUATIONS OFTEN LEAD TO PROLONGED FAMILY SEPARATION AND DETRIMENTAL LONG TERM EFFECTS ON THE CHILDREN.

IN SPITE OF THE FACT THAT THESE CONCLUSIONS ARE BASED ON SO CALLED SOFT DATA, IT IS THE OPINION OF ETHIC THAT, RATHER THAN REFLECTING AN INFLATED VIEW OF THE CRISIS OF AFFORDABLE HOUSING AND ITS DESTRUCTIVE RAMIFICATIONS FOR OUR COMMUNITY, THESE REPORTS REVEAL ONLY THE TIP OF THE ICEBERG. THE SOCIAL COSTS OF INADEQUATE HOUSING ARE ENORMOUS AND WILL CONTINUE TO EXACT A HUGE TOLL BOTH IN FISCAL AND HUMAN TERMS WELL INTO THE FUTURE. ETHIC FULLY SUPPORTS ANY INITIATIVE FROM ANY LEVEL OF GOVERN-MENT TO INCREASE THE PRESENT GROSSLY INADEQUATE SUPPLY OF AFFORDABLE HOUSING, PARTICULARLY FOR THE ELDERLY, LOW-INCOME SINGLES AND LOW-INCOME FAMILIES.

ETHIC FULLY RECOGNIZES THE NEED TO TAKE ON AN ADVOCACY ROLE WITH RESPECT TO AFFORDABLE HOUSING. WE ARE ANXIOUS TO AID AND SUPPLEMENT SUCH EFFORTS WHEREVER POSSIBLE BY PROVIDING DETAILED, SUPPORTIVE EVIDENCE OF PRESENT HOUSING PROBLEMS AND THEIR RAMIFICATIONS FOR OUR COMMUNITY. WE ENCOURAGE YOU TO UTILIZE THE UNIQUE RESOURCES WE HAVE TO OFFER IN THIS REGARD.

WE ARE IN THE PROCESS OF REFINING OUR RESEARCH INSTRUMENTS FOR DATA COLLECTION AND WILL BE PLEASED TO FORWARD OUR RESULTS. WE HOPE TO COOPERATE WITH YOU IN YOUR CONTINUED EFFORTS TO ADDRESS THE MOST CRITICAL ISSUE OF DECENT, AFFORDABLE HOUSING FOR EVERYONE IN OUR COMMUNITY.

FOR FURTHER INFORMATION PLEASE CONTACT:

KENN RICHARD
CHILDREN'S AID SOCIETY OF METROPOLITAN TORONTO
33 CHARLES ST. E.
TORONTO. M4Y 1R9

Telephone: 924-4646. OR

VINCENZA DUBONIS
WOODGREEN COMMUNITY CENTRE
835 QUEEN ST. E.
TORONTO. M4M 1H9

Telephone: 461-1168.

APPENDIX C

Young Mothers' Resource Group
Survey Results

AGENCY SOURCE _____

HOUSING SURVEY

YOUNG MOTHERS SUPPORT GROUP

AGE OF WOMAN: _____

HOUSEHOLD COMPOSITION: FAMILY _____ FRIEND _____

PARTNER _____ OTHER _____

NUMBER OF CHILDREN: _____

(AGES AND SEX) _____

ARE YOU PREGNANT? YES _____ NO _____

EXPECTED DUE DATE: _____

PRESENT INCOME: AMOUNT _____ SOURCES _____

PRESENT HOUSING SITUATION

DESCRIPTION: NUMBER OF ROOMS _____

KITCHEN _____ WASHROOM _____

SELF-CONTAINED _____

SHARED FACILITIES _____

TOTAL COST FOR HOUSING _____

UTILITIES INCLUDED? YES _____ NO _____

PERCENTAGE OF INCOME PAID FOR HOUSING _____

HOUSING COSTS PAID: WEEKLY _____ BI-WEEKLY _____ MONTHLY _____

HOW LONG AT PRESENT ADDRESS? _____

ADDRESSES IN PAST YEAR ? _____

_____

_____

IS PRESENT HOUSING SITUATION SATISFACTORY, OR ARE YOU LOOKING?

YES _____ NO _____

IF NOT SATISFACTORY, GIVE REASONS: _____

_____

HOW CONVENIENT IS PRESENT HOUSING TO:

TTC _____ FRIENDS _____ WORK _____

SHOPPING _____ DAYCARE _____ SCHOOL _____

HOUSING SURVEY

Zita McGraw
Community Housing Worker
Humewood House

Young Mothers Resource Group

Total: 129 participants

Agencies involved:	Children's Aid Society	18
	Y.W.C.A.	11
	Jessie's	22
	Humewood House	36
	Catholic Children's Aid Society	22
	Children's Resource Centre	2
	Bethany Home	12
	C.O.T.A.	6

The housing committee, a sub-committee of the young mothers resource group undertook the task on data collection. Although this group disbanned due to the inability of some agencies to provide staff resources, the housing survey was continued. Eight agencies participated and a total of 129 participants responded to the survey. Humewood House wanted to follow through and collect the data and perhaps use the information to further lobby for more housing for teen mothers. (Paul Godfrey Task-Force on Housing For Low-Income Singles). The following is a summary of the data -

1. Age of Women:

15 years	(5)	3.9%
16 years	(18)	14 %
17 years	(31)	24 %
18 years	(28)	21.7%
19 years	(20)	15.5%
20 years	(8)	6.2%
21(+) yrs.	(19)	14.7%

total - 129

2. Household Composition:

Family	(56)	53.3%
Friend	(13)	12.4
Partner	(16)	15.2
Other	(20)	19
No Answer	(24)	

total responses - 105

3. Number of children:

No children	(3)	2.4%
Expecting first	(32)	25.8%
One child	(78)	62.9%
Expecting second	(1)	.8%
Two children	(10)	8.1%
No answer	(5)	

total responses - 124

2.

4. Income Sources:

No Answer	(19)	
Family Support	(13)	11.8%
General Welfare Assistance	(59)	45.7%
Family Benefits Assistance	(16)	14.5%

other

Partner	(5)	4.5%
Boyfriend	(6)	5.4%
Unemployment Insurance	(4)	3.6%
Work	(4)	3.6%
Residence	(3)	2.7%

total responses - 110

Income:

No income	(26)	25%
1 - 50	-	
51 -100	-	
101 -150	(1)	.95%
151 -200	(1)	.95%
201 -250	(2)	1.9%
251 -300	(10)	9.5%
301 -350	(3)	2.9%
351 -400	(22)	20.9%
401 -450	(15)	14.3%
451 -500	(13)	12.4%
501 -550	(3)	2.9%
551 -600	(2)	1.9%

800 - 1	.95%
900 - 1	.95%
1200 - 1	.95%
1060 - 1	.95%
1400 - 1	.95%

no answer 26

total responses 103

5. Total Cost for Housing:

$ 0	(36)	29.8%
1 - 50	(4)	3.3%
51 - 100	(2)	1.7%
101 - 150	(15)	12.4%
151 - 200	(19)	15.7%
201 - 250	(19)	15.7%
251 - 300	(8)	6.6%
301 - 350	(8)	6.6%
351 - 400	(9)	7.4%
401 - 450	- -	
451 - 500	-	
501 - 550	(1)	.83%
no answer	(8)	

total responses 121

3.

6. Percentage of Income Paid for Housing:

0%	(26)	21%
1 - 10%	(2)	1.6%
11 - 20%	(1)	.81%
21 - 30%	(17)	13.7%
31 - 40%	(11)	8.9%
41 - 50%	(22)	17.7%
51 - 60%	(21)	17%
61 - 70%	(10)	8.1%
71 - 80%	(12)	9.7%
81 - 90%	(1)	.81%
91 -100%	(1)	.81%

no answer 5

total responses 124

7. Satisfied: Yes (51) 40% No (75) 60%

no answer (3)

total responses 126

Reasons/items mentioned

too small	(31)	41%
temporary	(10)	13%
don't get along	(11)	14.7%
disrepair	(12)	16%
cockroaches	(5)	6.7%
sharing	(7)	9.3%
too expensive	(17)	23%
don't like area	(1)	1.3%
no privacy	(3)	4%
noisy neighbours	(1)	1.3%
want to be independent	(1)	1.3%

total 75 dissatisfied

Some respondents identified one or more reasons for being dissatisfied with their present housing - the percentage is based on the no response (75) question #7, satisfied, yes/no

Summary of Findings

1. Age of Women: Of the respondents, 79.1% were 19 years of age or younger; the greatest percentage was 17 years old (24%)
2. Household Composition: 53.3% of all respondents live with their family, the rest of the group is almost equally divided between friend, partner or other

Summary of Findings - continued

3. Number of Children: The majority of young mothers surveyed have one child (62.9%), 25.8% are expecting their first child and 8.1% have two children.

4. A. Income Sources: The predominant source of income is General Welfare Assistance (45.7%), Family Benefits (14.5%), which combined represents 60.2% government assistance. The next largest group is represented by 'family support' with the following categories being fairly equal in distribution: partner, friend, U.I.C., work or residence.

   B. Income: 25% reported no income. Those reporting an income fell between the $351-400 range (20.9%), 60% of all incomes reported range between $251-500. ($800 - 1,400 income range was reported by partner support).

5. Total Cost for Housing: 29.8% reported

   Zero housing cost of those paying for housing, 43.8% pay between $101-250 (usually representing subsidized or shared housing). The median range $251-300 is represented by 6.6% and 14% pay between $301 - 400 for housing. (note: although these rents do not seem exorbitant to us they must be examined in relation to amount of income received, i.e. one mom and one child receive approximately $468 from welfare monthly).

6. Percentage of Income Paid for Housing: 21%

   Reported no housing cost (no income). The largest percentage of those who have income, reported between 41-60% (34.7%) of income goes for shelter, 25% pay 40% or less and 19.4% pay 61% or more.

7. Satisfaction: 60% are dissatisfied with their present housing situation. The reasons for dissatisfaction are varied but the most prominent reasons listed are 'too small' (41%) and 'too expensive' (23%). Other notable reasons are 'disrepair' (16%),'don't get along' (14.7% and 'sharing' (9.3%).

Conclusion: Over 50% of survey respondents rely on family support. Of those who rely on government assistance or other income sources 60% of their income is spent on shelter. Present housing is reported as being unsatisfactory by 60% of respondents, primarily because of crowded conditions and excessive rents. The data reported presents a strong case for adequate and affordable housing for young mothers and their infants.